

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Monday, April 1, 2024

6:00 PM

Village Hall

Committee of the Whole

*Village President Keith Pekau
Village Clerk Patrick R. O'Sullivan
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Sean Kampas, Brian Riordan and Joni Radaszewski*

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:02 P.M.

Present: 6 - President Pekau; Trustee Healy; Trustee Nelson Katsenes; Trustee Kampas; Trustee Riordan and Trustee Radaszewski

Absent: 1 - Trustee Milani

APPROVAL OF MINUTES**2024-0244 Approval of the March 18, 2024, Committee of the Whole Minutes**

I move to approve the Minutes of the Regular Meeting of the Committee of the Whole of March 18, 2024.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Kampas, that this matter be APPROVED. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

Absent: 1 - Trustee Milani

ITEMS FOR SEPARATE ACTION**2024-0233 Police Department Firing Range and EOC Facility Project - RFP 24-011**

On February 19, 2024, the Village issued Request for Proposal (RFP) 24-011 "Police Department Firing Range and EOC Facility Project" requesting proposals from qualified contractors for the construction of the Police Department Firing Range and EOC Facility located at 10609 163rd Place, Orland Park, IL 60462.

During the four (4) weeks that the bid was open for review, eighty-one (81) firms downloaded either partial or complete bid packages. RFP 24-011 was opened on March 20, 2024, at which point eight (8) firms submitted proposals. All qualifying proposal packages and an audit of the proposal submittals are attached for reference. A summary of the proposal prices is provided below:

Harbour Contractors, Inc. - \$9,943,040.00
The George Sollitt Construction Company - \$9,999,900.00
Reed Construction - \$10,067,437.00
Simpson Construction Co. - \$10,233,000.00
Krause Construction, Inc. - \$10,401,477.00
AGAE Contractors, Inc. - \$10,584,000.00
Industria Construction Services - \$10,619,000.00
F.H. Pashen, S.N. Nielsen & Associates LLC - \$10,657,200.00

Harbour Contractors, Inc. ("Harbour"), who submitted the lowest proposal price, provided a Client Portfolio which was reviewed by Public Works and the project architect. Harbour demonstrated evidence of having successfully completed projects of similar scale and complexity as the Police Department Firing Range and EOC Facility, including projects with the Will County, Chicago, Burr Ridge, Sycamore, Oakbrook Terrance, Sandwich, Berwyn and Woodridge Public Safety Departments. Furthermore, all references provided positive experiences working with Harbour on a variety of recent projects, including the Woodridge Police Department / Public Works Facility, Sandwich Police Department Renovation, and Will County Emergency Management Agency Facility. Finally, it should be noted that of all the companies who submitted proposals for this project, Harbour (lowest proposal price) and F.H. Pashen, S.N. Nielsen & Associates LLC (highest proposal price) had the most relevant previous project experience.

As such, staff recommends awarding RFP 24-011 to Harbour Contractors, Inc. for \$9,943,040.00. A 4% contingency of \$397,721.60 is requested to address change orders made necessary by circumstances not reasonably foreseeable at the time the proposal was signed, for a total contract price not to exceed \$10,340,761.60.

Required scope added after capital budget submit includes the following items:

1. Carport and storage building for ESDA requirements.
2. Storm detention under impound lot to meet MWRD requirements.
3. Emergency Operation Center hardening for hazard weather conditions to include parapet walls to protect the HVAC equipment on roof to meet Emergency Center standards.
4. Adding of generator and UPS for EOC operations standards.

President Pekau had comments and questions. (refer to audio)

Director of Public Works Joel Van Essen responded to President Pekau and presented information regarding this matter. (refer to audio)

President Pekau had additional comments. (refer to audio)

I move to recommend to the Village Board to approve awarding RFP 24-011 Police Department Firing Range and EOC Facility Project to Harbour Contractors, Inc. for a total contract price not to exceed \$10,340,761.60 (\$9,943,040.00 plus a 4% contingency of \$397,721.60).

A motion was made by Trustee Kampas, seconded by Trustee Radaszewski, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

Absent: 1 - Trustee Milani

2024-0245 Orland Park Lead Service Replacement Plan

The Flint water crisis was a public health crisis that started in 2014 after the drinking water for the city of Flint, Michigan was contaminated with lead. In April 2014, Flint changed its water source from Lake Huron and the Detroit River to the Flint River. Residents complained about the taste, smell, and appearance of the water.

Officials failed to apply corrosion inhibitors to the water, which resulted in lead from aging pipes leaching into the water supply, exposing around one hundred thousand (100,000) residents to elevated lead levels. Between six thousand (6,000) and twelve thousand (12,000) children were exposed to drinking water with high levels of lead. Children are particularly at risk from the long-term effects of lead poisoning, which can include a reduction in intellectual functioning and IQ, and an increased chance of Alzheimer's disease.

Throughout the nation, an extensive lead service pipe replacement effort has been underway since 2016, because of the Flint water crisis. Currently, the EPA is in draft of what will be required for states to follow.

In Illinois, under Public Act 099-0922, which took effect in 2017, community water supplies have been required to submit annual service line material inventories to IEPA. To address the known and unknown burden of lead service lines in the state, the Lead Service Line Replacement and Notification Act (LSLRNA) was passed. This Act requires community water supplies to continue inventorying activities while developing and implementing plans to identify and remove lead service lines. In addition, it requires community water supplies to give owners and occupants notifications about lead service lines serving their homes or buildings and construction activities that may release lead into drinking water. The Act also prohibits partial lead service line replacement except in certain circumstances.

The first purpose of the LSLRNA is to require owners and operators of community water supplies to develop, implement, and maintain a comprehensive water service line material inventory and replacement plan. A well-developed materials inventory will allow communities to prioritize and strategize the replacement of known lead service lines within their water distribution system. Public Works has contracted with Baxter & Woodman to assist in our inventory and replacement plan reporting and provide for expertise with state requirements.

While the LSLRNA was initially due April 15, 2024, the Village applied for and received an extension to September 1, 2024, in order to submit our inventory to IEPA. The reason at time of extension was to allow PMI to finish our meter replacement program and subsequent report and allow staff to review the data.

Up until 2024, the Village of Orland Park was not aware of any lead mains or lead services from main to the Buffalo box (B-box). Our current Village code, along with most of the surrounding villages, states that the Village is responsible from the water main to the B-box in the parkway. Public Works did not know of any lead services in its water distribution system beyond the B-box, but through the Meter Replacement Program done by PMI, each residence or business was verified. Out of over twenty-two thousand (22,000) meter locations, there were only four (4) services that were identified as lead. As such, LSLRNA now must be followed by the Village.

Currently, the IEPA considers the water services to be a municipality's responsibility all the way up to meter in the home or business, rather than the B-box, which is more extensive for municipalities. It is still undetermined if the EPA will differ or agree with IEPA. In addition, other metals like cast iron are considered by IEPA as "lead".

Once Public Works was notified about the four (4) service locations, letters were sent to the four (4) impacted residents with the lead services and informing them of their situation per IEPA.

Staff is currently investigating the four (4) residences to determine the feasibility to replace the lead service from the B-box to the meter due to the EPA law that will start in 2027, where the Village will have to replace the lines from the water main to the meter. In addition, the Village will have to complete a time-consuming yearly report that will have to be sent to the EPA, the IEPA, and IDPH until all the lead is removed from the system. Letters will have to be sent yearly to the four (4) residents. Also, if the resident sells their house, the Village will have to remedy the lead service line in a timely manner at the Village's expense.

Currently, any grants being offered are for inventory efforts for predominately disadvantaged communities. Staff has investigated grants/programs to help offset the cost of replacing the services. In terms of available funding to replacement of lead service lines, there currently is no grant program readily available. Cook County does offer a program to replace lead services lines for licensed home-based childcare providers through their LeadCare program.

Other possible funding opportunities include:

HUD Community Development Block Grants - Some communities have had success utilizing these obtaining and utilizing these funds for replacements.

U.S. Congressional Directed Spending Funds - These are appropriated by the U.S. Senate Committee and are allocated on an annual basis.

IEPA Public Water Supply Loan Program - The Village can request up to five (5) years of funds, and for lead service line replacements specifically, IEPA is offering

a 0% loan for thirty (30) years. There is principal forgiveness for communities considered disadvantaged. Note that a project plan needs to be developed, submitted to IEPA, and approved by IEPA to have funds reserved.

If the Village opts to utilize State or federal funds to replace lead service lines, they will be required to finance the entire replacement while utilizing those funds. Public Work staff feels the Village wouldn't qualify for any of these programs.

There are two options for the Village:

1. Require homeowner to fix within next three (3) years by sending letters to homeowners, send in the annual reports, and retain Baxter & Woodman for a yearly cost to keep our plan current and updated and send it to the IEPA/ EPA for next three (3) years. Then be required by IEPA/EPA to pay for the replacement in 2027 if they do not replace it.

2. Replace the four (4) service lines from the B-box to the meter at the Village's expense and become compliant that we do not have any lead in our system. Report would no longer be required. The cost to replace the four (4) service lines would be approximately \$60,000.00. Staff feels \$10,000.00 per house with \$20,000.00 contingency would be sufficient for the replacement of the lead services lines.

Under option #2, a scope of work will be bid out for contractors to bid on. While it might be costly now, it will be costlier years from now with the cost of materials (copper) rising and labor costs increase with contractors doing this work throughout the United States. In addition, there will undoubtedly be materials shortages which will delay replacement even further.

President Pekau had questions. (refer to audio)

Village Manager George Koczwara and Director of Public Works Joel Van Essen responded to President Pekau.

President Pekau had comments. (refer to audio)

Trustee Riordan had comments and questions. (refer to audio)

Village Manager Koczwara responded to Trustee Riordan. (refer to audio)

President Pekau and Trustee Riordan had additional comments and questions. (refer to audio)

Village Manager Koczwara and Director Van Essen respond to their comments and questions. (refer to audio)

Trustee Katsenes had comments and questions. (refer to audio)

Director Van Essen responded to Trustee Katsenes. (refer to audio)

Trustee Riordan had a question. (refer to audio)

Village Attorney Dennis Walsh and Village Manager Koczwara responded to Trustee Riordan. (refer to audio)

President Pekau had comments. (refer to audio)

Trustee Riordan had additional comments. (refer to audio)

President Pekau responded to Trustee Riordan. (refer to audio)

Director Van Essen had comments. (refer to audio)

President Pekau and Trustee Riordan had additional comments. (refer to audio)

Trustee Kampas had comments. (refer to audio)

President Pekau responded to Trustee Kampas. (refer to audio)

I move to recommend to the Village Board to approve Option 2, to replace the four (4) service lines from the B-box to the meter at the Village's expense, at a cost of \$10,000.00 per house with \$20,000.00 contingency.

A motion was made by Trustee Radaszewski, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Committee of the Whole. The motion failed by the following vote:

Aye: 0

Nay: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Absent: 1 - Trustee Milani

2024-0246 2024 Concrete Flatwork and Sidewalk Replacement Program

The Village completed a sidewalk condition assessment of all Village-sidewalks in 2022. Deficiencies were identified as either low, medium, or high priority based on assessment criteria laid out in the 2021 Sidewalk Condition Assessment RFP 21-065. This assessment was completed and identified over ten-thousand (10,000) defects. Some defects are minor and only require minimal saw cutting to eliminate the tripping hazard, while others are severe requiring complete removal and replacement. Staff estimates all remaining removal and replacement defects identified in the assessment will be addressed.

The Village has combined the concrete flatwork program with the sidewalk

removal and replacement program. The concrete flatwork portion of the project will address additional concrete and associated asphalt replacement in areas throughout the Village outside of the annual Road Improvement Program areas. Staff has identified numerous locations throughout the Village where the replacement of excavated sidewalk, curb, and driveways would again be ideal for this bid project often associated with work performed by the Village including but not limited to water main breaks, sewer repairs, and addressing drainage issues.

The Village budgeted one million five hundred thousand dollars (\$1,500,000.00) this year to address this work.

RFP 24-026 was opened on March 22, 2024, at which point seven (7) contractors had submitted bids. Contractors bid on a unit price based on a quantity given by Village of type of repair throughout the Village. A summary of the bid prices received for this project is provided below:

Globe Construction, Inc. of Addison, Illinois - \$1,044,645.00
Davis Concrete Construction Co. of Monee, Illinois - \$1,155,670.00
M & J Asphalt Paving Company Inc. of Cicero, Illinois - \$1,199,925.00
Strada Construction Co. of Addison, Illinois - \$1,219,760.00
McGill Construction LLC of Frankfort, Illinois - \$1,318,550.00
M & J Underground Inc. of Monee, Illinois - \$1,339,675.00
Scanlon Excavating and Concrete of Kankakee, Illinois - \$1,513,300.00

Globe Construction, Inc. of Addison, Illinois was identified as the low bidder. The unit price submitted by Globe Construction for sidewalk removal and replacement is comparable to larger volume pricing staff has traditionally received for similar work. It is staff's recommendation to accept the bid from Globe Construction, Inc. of Addison, Illinois in an amount not to exceed \$1,500,000.00.

President Pekau had questions. (refer to audio)

Director of Public Works Joel Van Essen responded to President Pekau. (refer to audio)

I move recommend to the Village Board to approve awarding RFP 24-026 Concrete Flatwork and Sidewalk Replacement Program to Globe Construction, Inc. of Addison, Illinois for an amount not to exceed \$1,500,000.00.

A motion was made by Trustee Riordan, seconded by Trustee Healy, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 5 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Riordan, and Trustee Radaszewski

Nay: 0

Abstain: 1 - Trustee Kampas

Absent: 1 - Trustee Milani

2024-0264 Cancellation of the Orland Park Brewfest

In 2019, the Brewfest was introduced in place of the narrowly focused Harvest Hoedown. Held under a large tent Crescent Park, the night featured over 40 beer and spirits samples and was attended by 334 participants. The evening of the event included heavy rain and a threat of thunderstorms. In keeping with safe weather protocols, if lightening would have occurred as forecast, the event would have been postponed or cancelled.

With a tent rental cost of \$6,682.24, and the risk of postponement or cancellation due to lightening, staff sought a safer location to host the Brewfest. The Public Works garage was identified as a large location capable of hosting 500+ for the Brewfest. Due to the pandemic, staff were unable to secure a liquor license from the State, resulting in the cancellation of the 2020 Brewfest.

In 2021, the Brewfest was successfully held in the Public Works garage with 350 in attendance. Staff built upon this success and the trend in micro-brewery popularity hosting 437 attendees in 2022. In 2023, the microbrewery trend, and the Brewfest seems to have peaked as attendance dropped to 285.

The 2023 Brewfest earned \$34,301.87 in revenue, including a \$20,000 naming sponsor. Program expenses totaled \$22,724. Staffing expenses, including weekday set-up, day of event part-time and salaried staff, preparation and clean-up of the Public Works garage totaled approximately \$17,187 resulting in an overall loss of \$5,609. Additionally, in 2025, the Public Works garage will be undergoing a large capital project making the PW facility unavailable for 2 years.

Due to the financial loss, and staff intensive nature of the Brewfest for a relatively small number of attendees, staff propose canceling the 2024 Brewfest. The budgeted expenses of \$28,700 would instead be utilized to support the Centennial Park West Concert Series. Specifically, the funds would be utilized for backline, a stage manager, stagehand, artist and stage security, crowd control, artist hospitality, hotel and transportation.

The Brewfest naming sponsor has agreed to be the naming sponsor of the Centennial Park West Concert Series if the Brewfest is cancelled.

In 2025, as a part of the budget process, staff will propose introducing a new event to replace the Brewfest.

President Pekau had comments and questions. (refer to audio)

Director of Recreation and Parks Ray Piattoni responded to President Pekau. (refer to audio)

Trustee Kampas and Trustee Riordan had comments. (refer to audio)

I move to recommend to the Village Board to cancel the 2024 Brewfest, and instead using the allocated funds of \$28,700 for Centennial Park West Concert Series expenses including backline, a stage manager, stagehands, artist and stage security, artist hospitality, hotel, transportation and crowd control barricades.

A motion was made by Trustee Nelson Katsenes, seconded by Trustee Kampas, that this matter be RECOMMENDED FOR APPROVAL to the Board of Trustees. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

Absent: 1 - Trustee Milani

ADJOURNMENT: 6:23 P.M.

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be ADJOURNED. The motion carried by the following vote:

Aye: 6 - President Pekau, Trustee Healy, Trustee Nelson Katsenes, Trustee Kampas, Trustee Riordan, and Trustee Radaszewski

Nay: 0

Absent: 1 - Trustee Milani

2024-0289 Audio Recording for the April 1, 2024, Committee of the Whole Meeting

NO ACTION

/AS

APPROVED: April 15, 2024

Respectfully Submitted,

/s/ Patrick R. O'Sullivan

Patrick R. O'Sullivan, Village Clerk